

MINUTES  
WARSAW TOWN COUNCIL  
SPECIAL CALLED MEETING  
AUGUST 23, 2022 – 5:30 P.M.

The special called meeting of the Warsaw Town Council was held on Tuesday, August 23, 2022, at 5:30 p.m. in Council Chambers at 78 Belle Ville Lane, Warsaw, VA. Council Members Present: Mayor Randall L. Phelps, Vice-Mayor Paul G. Yackel, Ogle E. Forrest, Sr., Ralph W. Self, Rebecca Hubert, and Faron Hamblin. Councilmembers Jonathan English and Mary Beth Bryant were absent.

Town staff present: Town Manager Joseph Quesenberry, Director of Community Development and Planning Melissa Coates, and Treasurer and Clerk Julia Blackley-Rice.

Also present: No others were present.

*The meeting was unable to be live streamed on the Town of Warsaw Facebook page due to technical difficulties with the streaming software.*

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Mayor Phelps called the meeting to order and led in the Pledge of Allegiance at 5:30 p.m.

APPROVAL OF CONSENT AGENDA

During the approval of the consent agenda, Mayor Phelps noted that the Town has been experiencing technical difficulties with its streaming software recently. These difficulties prevented the Town from coming back to a live broadcast after the Town Council meeting reconvened out of closed session at the previous meeting and the Town is not able to live broadcast this meeting. Mayor Phelps directed the Treasurer & Clerk to contact support and have the problem resolved prior to the next meeting.

Vice-Mayor Yackel moved to approve the consent agenda as presented. The motion was seconded by Councilman Forrest and carried with the following votes.

Randall L. Phelps	Aye	Paul G. Yackel	Aye
Ogle F. Forrest, Sr.	Aye	Faron Hamblin	Aye
Rebecca Hubert	Aye	Ralph Self	Aye

NEW BUSINESS

ACQUISITION OF 74 MAIN STREET PROPERTY: Mayor Phelps reminded Councilmembers the purpose of the called meeting was to discuss the acquisition of 74 Main Street. The Town Manager stated that proper protocols for advertising the special called meeting have been followed. The purpose of purchasing 74 Main Street would be to further the vision of the economic development revitalization of the Town. Mr. Quesenberry went on to state that he

was not able to negotiate the purchase of the property outside of the auction. The owner offered to sell the property to the Town at a price of \$400,000. This only left the path of pursuing to purchase the property through the auction process. The Town Manager stated the Town secured the winning bid of \$295,250.00. With the auction house fees the total purchase price is \$324,775.00.

Vice-Mayor Yackel inquired as to how the town was to cover the cost of purchase. Mayor Phelps proposed that this would be an upfront purchase to come from reserves and that Council can look at sources to recoup reserves during the next budget cycle. A possible source of funding could be to cash-out refinance the property. Mayor Phelps didn't feel that the sale of the Willow Stitch building would rebuild reserves much if at all because some costs will be incurred to renovate the building. Mayor Phelps sees the plan for 74 Main Street to renovate the building and build it back up for the community, sell it to a business or businesses that would help grow the tax revenue base. Mayor Phelps polled the Councilmembers to see where they stand on purchasing the building. Currently, the Town has paid the deposit, but does not have to proceed with the purchase if Council wishes to pass. Vice-Mayor Yackel added the Town has received numerous inquiries from potential businesses asking for a place to go and Main Street has been filling up. This building could provide a home to a new business that is looking for a place on Main Street.

Councilman Forrest moved to authorize the Town Manager to proceed with the purchase of 74 Main Street at a purchase price of \$324,775.00 plus any additional normal fees that may be incurred. The motion was seconded by Councilman Hamblin and carried with the following votes.

Randall L. Phelps	Aye	Paul G. Yackel	Aye
Ogle F. Forrest, Sr.	Aye	Faron Hamblin	Aye
Rebecca Hubert	Aye	Ralph Self	Aye

Mayor Phelps took any interested Councilmembers to the property at the conclusion of the special meeting.

Mayor Phelps adjourned the meeting at 6:00 p.m.

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Submitted by: Julia Blackley-Rice, Clerk